

COMMONLY OVERLOOKED CODE ITEMS

1. House numbers - 4" x 3" minimum
2. Crawl space access - 18" x 24" minimum
3. Foundation ventilation for crawl space
 - a. At least 1 sq ft for each 150 sq ft of area
 - b. Reduce to 1:1,500 with vapor barrier on the ground – 6 mil, overlap 6" & extend 6" up wall & to be sealed to the wall
4. Wood within 8" of ground or rests on concrete to be treated
5. Fire blocking
 - a. Materials
 - i. 2" lumber
 - ii. (2) 1" lumber with broken lap joints
 - iii. 23/32" OSB with joints backed by 23/32" OSB
 - iv. 3/4" plywood with joints backed by 3/4" plywood
 - v. 1/2" sheetrock
 - vi. Cement based millboard
 - vii. Insulation
 - b. Locations
 - i. Vertically at ceiling and floor levels
 - ii. Horizontally in stud walls at 10" o.c.
 - iii. At interconnection between concealed vertical & horizontal spaces: at soffits, drop ceilings & cove ceilings
 - iv. In concealed spaces of stair stringers at top and bottom of the run
 - v. At openings around vents, pipes, ducts, cable & wires at ceiling & floor level



6. Smoke detectors to be hard wired & interconnected & located:
 - a. In each sleeping room
 - b. Outside each sleeping area in the immediate vicinity of the bedrooms
 - c. Basement
 - d. Habitable attic
7. Stairs
 - a. Width 36" minimum
 - b. Riser 8" maximum & Tread 9" minimum
8. Handrail
 - a. Req. for 4 or more risers
 - b. Continuous
 - c. 34"-38" height
 - d. **ENDS TO RETURN TO THE WALL**
9. Landings
 - a. At top & bottom of stairs
 - b. NOT req. on exterior stairs if not the main egress door & has 2 or less risers
 - c. 36" x 36" min.
10. Guardrail
 - a. On stairs, ramps, landings, porches, balconies 30" above grade measured at any point within 36"
 - b. Height of 36" min.
 - c. Balusters $\leq 4"$ apart
11. Water heaters
 - a. Seismic straps on top third **AND** bottom third
12. Windows
 - a. Each bedroom to have one 5.7 sq ft of open able area
 - b. 44" max above finished floor
 - c. Basement bedroom window well with a depth of 44" or more must have a **PERMANENTLY** attached ladder





13. Electrical

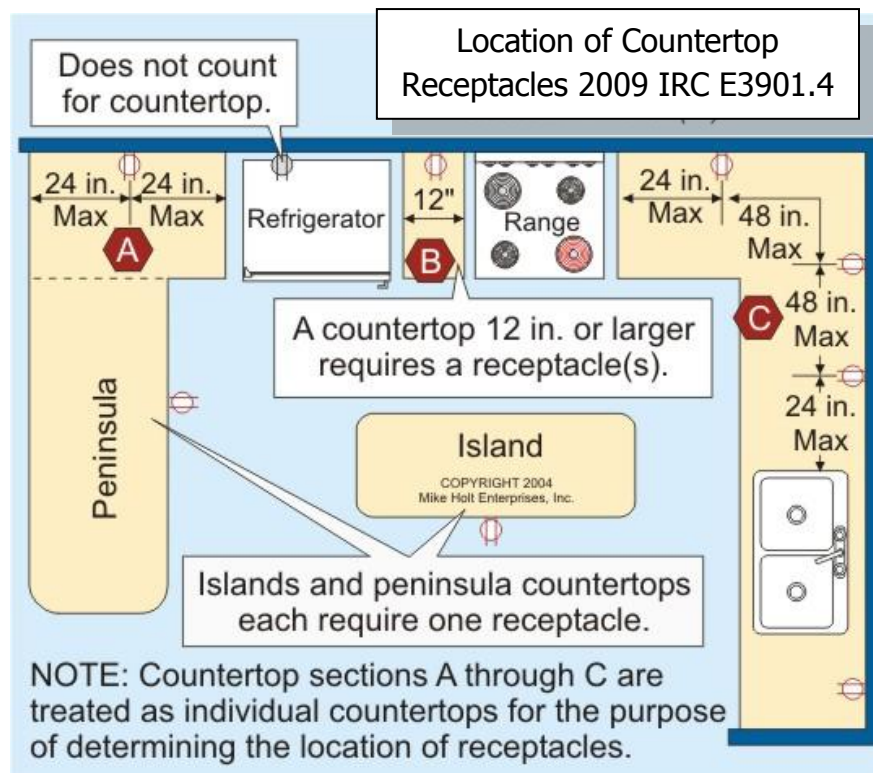
a. **TAMPER RESISTANT OUTLETS REQUIRED**

b. Bedroom

i. AFCI breakers

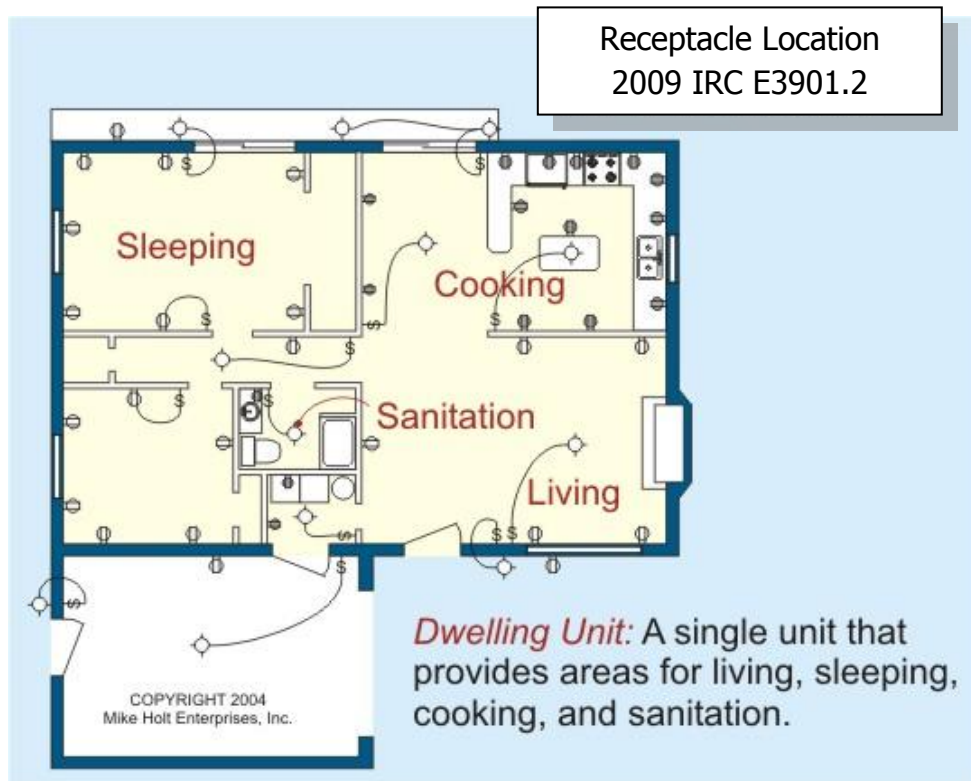
c. Kitchen

- i. Two 20 amp branch circuits
- ii. GFCI
- iii. Less than 20" above counter
- iv. All spaces 12" or wider
- v. Located so that no point along the wall is more than 24" from an outlet
- vi. ISLAND & PENINSULAR: At least 1 outlet if larger than 1' x 2' & can be mounted 12" below countertop if less than 6" overhang



d. Outlet location

- i. Located so that no point along the wall is more than 6' from an outlet
- ii. All wall space 24" or wider
- iii. Not located over 5' 6" above floor
- iv. Floor receptacles allowed if within 18" of wall
- v. Outlet within 3' of **each** bathroom sink
- vi. Hallways 10' or longer



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e. GFCI

- i. Unfinished garage & basement
- ii. Bathroom
- iii. Kitchen
- iv. Within 6' of sinks
- v. Outdoor

f. Outdoor

- i. At front & back of house
- ii. All balconies or decks larger than 20 sq ft
- iii. Within 25' of HVAC outlet
- iv. GFCI
- v. *Wet locations* (not protected) need in use outlet cover (bubble covers) & *damp locations* (under cover patio) need a not in use cover

Wet Location



Damp Location



14. Garages

- a. $\frac{1}{2}$ " sheetrock to separate walls from house
- b. $\frac{5}{8}$ " Type X sheetrock **fastened at 6" o.c.** on ceiling with living space above

15. Attic

- a. Access to be 22" x 30"
- b. Ventilation to be 1 sq in per 150 sq ft of attic area

16. Jetted Tub

- a. On a dedicated 30 amp circuit
- b. Protected by readily accessible GFCI
- c. Motor must be accessible without damaging finish